



Planning Statement

Proposal: Variation of conditions 1, 7, 9, 11 & 12 of consent granted by APP/Y3940/W/23/3323464 (Appeal B)
Site: Euridge Manor, Euridge, Colerne, Chippenham, Wiltshire. SN14 8BJ
Our Reference: 2272V_3.1_B_Planning_Statement

Land Development and Planning Consultants Ltd. is a Rural Planning Practice based in Corsham, Wiltshire. The Practice was established in 1989 to provide advice and representation on the range of town and country planning issues relating primarily to the countryside, villages and the market towns of Wessex. Clients include individuals, developers, legal and land agencies, commercial and residential developers, local authorities and amenity groups.

1.0 Introduction

- 1.1 Land Development and Planning Consultants Ltd. have been instructed by MR John Robinson, the freehold owner of Euridge Manor and Director of Euridge Manor Weddings to prepare and present an application for variation of the estate gate and passing place details approved by appeal APP/Y3940/W/23/3323464 (Appeal B) which granted planning permission for;
- 1.2 *‘Use of land and buildings for events, retention of caravan as accommodation for event guests, formation of new access track for agricultural and events use, formation of new passing place, together with associated landscaping – part retrospective’, by decision letter dated 22nd May 2025.*

2.0 Context

- 2.1 Following careful consideration of the originally submitted details and the future function of the estate gate at the access to Thickwood Lane, and to the form of the approved passing place on ‘Northern Lane’, permission is now requested for minor changes to the details to provide better functionality into the future.

- 2.2 The application, subject of this statement is supported by revised plans of the gate and fence arrangement at the Thickwood Lane access, and repositioning of the replacement dry stone wall at the approved passing place.
- 2.3 The proposed revision to the access gate and fence arrangement at Thickwood Lane will preserve highway safety when in use in connection with the approved event business, while remaining a functional agricultural access allowing for livestock to be moved between various fields.
- 2.4 The proposed amendment to the passing place relocates the replacement dry stone wall further from the widened highway allowing it to be constructed on natural ground and not perform a retaining function which would require a concrete core, at odds with the existing stone wall. Equally, being located further from the edge of the highway will provide a greater element of protection of the wall from passing vehicles.

3.0 Proposed variation of condition

- 3.1 The relevant conditions are 1, 7(vii)(d)&(e), 9, 11 & 12 which refer to drawings LDC.2272K_07C 'passing place detail' and LDC.2272K_13A 'access and estate gate detail' that were submitted with planning application PL/2022/07202.
- 3.2 Variation to the consent therefore seeks to replace the original drawings with the updated drawings, presented with this application, specifically;
 - 3.2.1 Condition 1 bullet points 7 & 13 to refer to 'LDC.2272G_07G 'passing place detail' and 'LDC.2272G_13B 'access and estate gate detail' respectively.
 - 3.2.2 Condition 7(vii)(d); 'drawing number LDC.2272G_07G 'passing place detail'
 - 3.2.3 Condition 7(vii)(e); 'drawing number LDC.2272G_13B 'access and estate gate detail'.
 - 3.2.4 Condition 9; 'Upon completion of the access track and the works at the junction of the track with Thickwood Lane in accordance with the approved scheme and the details specified in condition 6, the vision splay shown on drawing number LDC.2272K_13B 'Access and Estate Gate Detail' shall thereafter be retained and maintained free from obstruction above a height of 900mm measured from the level of the nearside carriageway.

3.2.5 Condition 11; 'Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected at the junction of the access track with Thickwood Lane, other than in the position of gates and fencing shown on drawing number LDC.2272K 13B 'Access and Estate Gate Detail'.

3.2.6 Condition 12; 'The materials and appearance of the repositioned wall on Euridge Lane (as shown on drawing number LDC.2272K 07G Passing Place Details) shall match those of the boundary wall with the highway in the location of these works.

4.0 Concluding notes

4.1 It is trusted that the local planning authority will be able to support the application in its submitted form. The Applicant would welcome the opportunity to discuss in detail the proposals and to provide further information as required to enable a comprehensive assessment to be undertaken. Please contact the Agent at the earliest opportunity should such details be necessary.